



TO LET



A Former Day Nursery Ideal For A Variety Of Uses (subject to consent)

Former Ascend Nursery, adj 216 Great Bridge Street, West Bromwich B70 0DE

KEY FEATURES

Former day nursery in prominent location

Ideal for a variety of uses (subject to consent)

Current F1 use class

1,082 sq. ft accommodation over ground & first floors

Off road parking

Offices, kitchen & staff facilities

Flexible lease terms

Guide Price: £30,000 per annum



LOCATION

The property occupies a prominent position along Great Bridge Street on the outskirts of West Bromwich. The immediate location is an established commercial area with a number of trade counter, industrial, retail schemes and motor trade occupiers. The property is located near the Great Bridge Retail Park which is anchored by an Asda superstore and includes national retail occupiers such as B&M, Boots and Poundland. Also located on the scheme are McDonalds and KFC.

DESCRIPTION

The property offers an excellent opportunity for a company headquarters or office base, benefiting from a secure gated frontage with dedicated access to the ground floor accommodation. The layout comprises a series of offices and meeting rooms together with kitchen and WC facilities, providing a practical and flexible working environment.

Stairs from the ground floor lead to the first floor, which features a further kitchen, open-plan office space and three private offices. In addition, a separate entrance provides access to an upper floor previously used as a beauty salon, now suitable for conversion into additional office space.

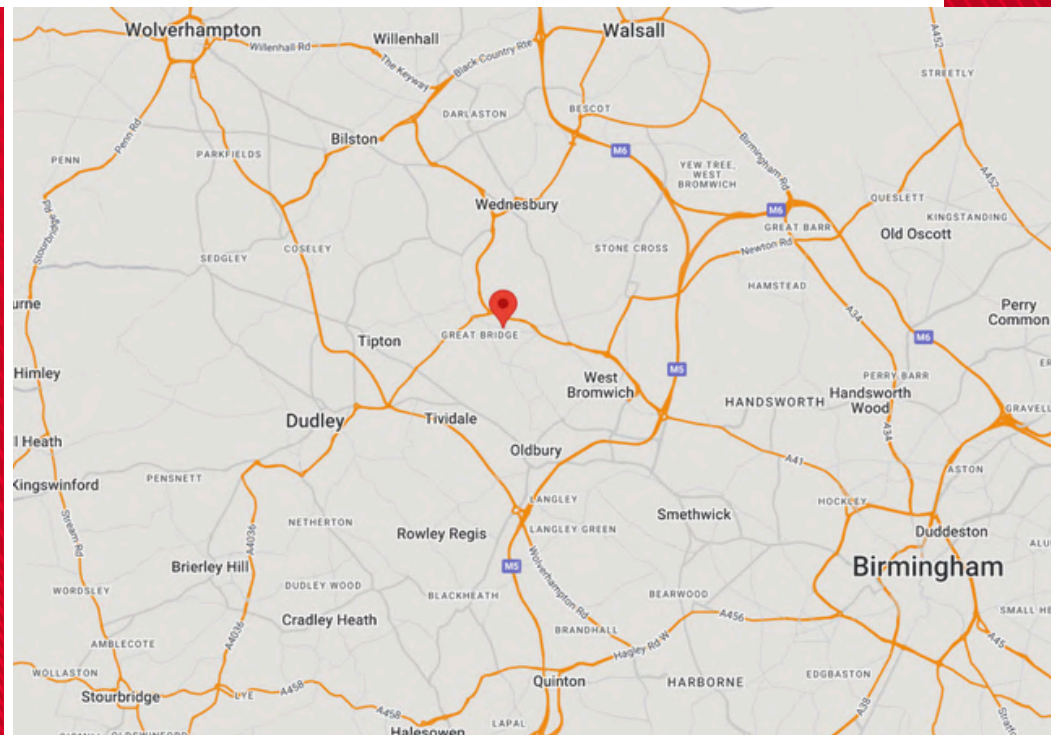
ACCOMMODATION

Ground floor – 594 sq. ft.
First Floor – 488 sq. ft.
Total – 1,082 sq. ft.

Externally, there is off road parking to the front of the property.

BUSINESS RATES

Current rateable value (7 June 2023 to present):
£7,900



LEASE TERMS

The property is available to let on flexible lease terms to be agreed , at an annual rent of £30,000 pa.

VAT

We are advised that VAT is not applicable.

EPC

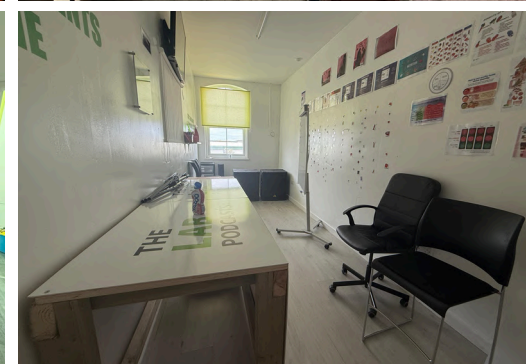
Available upon request.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.



CONTACTS

James Mattin

0121 524 1172
jmattin@bondwolfe.com

George Bassi

0121 524 2583
georgebassi@bondwolfe.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.